

44-1-224

37-178

## WARRANTY DEED

NO TRANSFER  
TAX PAID

019036

KNOW ALL MEN BY THESE PRESENTS,

That **ADELINE M. MAHONEY**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **SABASTIAN FAMIGLIETTE**, of Westport, in the County of Fairfield, and State of Connecticut, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **SABASTIAN FAMIGLIETTE**, his assigns forever,

A CERTAIN lot or parcel of land with the buildings thereon, situated at the corner of Brigham and Yeaton Streets in Waterville aforesaid, said parcel of land being made up of lots numbered one hundred and fifty-one (151), one hundred and fifty-two (152), and one hundred and fifty-three (153), according to a plan of lots at Cool Street Heights made for the A. F. Hutchinson Land Company, Inc., by Ernest W. Branch, C. E., dated June 8, 1921, and recorded in the Kennebec Registry of Deeds.

Said lots taken together measure about one hundred (100) feet on Brigham Street and about one hundred (100) feet on Yeaton Street, each lot having a depth of about one hundred (100) feet. The three (3) lots taken together contain about ten thousand (10,000) square feet, according to said plan.

This conveyance is made subject to the following restrictions: No huts or shanties to be built on said lots. The Grantor does not hold herself liable for the enforcement of these restrictions.

Reserving to the within Grantor a life estate in the within demised premises for the term of her natural life.

Meaning and intending hereby to convey the premises acquired by Daniel J. Mahoney and the within Grantor, Adeline M. Mahoney, by deed of Leonard J. Michaud et al dated April 5, 1957, and recorded in the Kennebec County Registry of Deeds in Book 1075, Page 205. Daniel J. Mahoney died on January 22, 1984.

**To have and to hold** the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **SABASTIAN FAMIGLIETTE**, his heirs and assigns, to his and their use and behoof forever.

**And I do covenant** with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

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In Witness Whereof, I the said **ADELINE M. MAHONEY**, widow, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 18th day of August, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered  
in the presence of:

Albert L. Bernier

Adeline M. Mahoney  
Adeline M. Mahoney

STATE OF MAINE  
KENNEBEC, ss.

Dated: August 18, 1989

Personally appeared the above named **ADELINE M. MAHONEY** and acknowledged the above instrument to be her free act and deed.

Before me,

Albert L. Bernier  
Notary Public  
Print Name: Albert L. Bernier  
My Commission Expires: 12/18/89



RECEIVED KENNLEED SS.

1989 AUG 24 AM 9:00

ATTEST: Theresa B. Bernier  
REGISTER OF DEEDS